



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

April 19, 2016

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Keith Fox	Member
Danny Vaught	School Board Representative

Others Present:

Krista Linke	Director of Community Development
Rhoni Oliver	Recording Secretary
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order at 8:00 a.m.

A motion was made to approve the March 15th minutes by Keith Fox, seconded by BJ Deppe. Motion carried.

Dr. Clendening updated the commission regarding the Google Summit. Google is coming back next year, April 8-9th. He thanked the commission for their support and commented that he heard frequently that Franklin needs hotels.

Old Business:

None.

New Business:

Resolution 2016-16: Shell Building Tax Issue

Richard Wertz made a motion to read by title only. Seconded by Keith Fox. A public hearing was held. There were no further comments. Keith Fox made a motion to approve, seconded by Richard Wertz. Motion carried unanimously.

Resolution 2016-18B: E. King Street and Paris Drive Improvements

Travis Underhill presented the construction contract that was approved by Board of Works on 4-18-16 subject to approval by RDC. There was substantial savings from the engineer's estimate. The project included the interstate ramps to Fairway Lakes Drive. Also included is the roundabout on the Paris Bypass and the rest of Paris Drive. Gateway feature towers are included and construction will begin in May. The resolution was read by title only and a public hearing was held. A motion for approval was made by Keith Fox, seconded by Richard Wertz. Motion unanimously carried.

Resolution 2016-19: Confirming an Area of the City of Franklin as an Economic Development Area and Approving an Economic Development Plan for Said Area

Krista updated the commission regarding the process.

Richard Wertz made a motion to read by title only. Seconded by Keith Fox. A public hearing was held. There were no comments made. A motion for approval was made by Keith Fox, seconded by Richard Wertz. The motion carried unanimously.

New Shell Building Outline

Richard Wertz began the discussion regarding the shell building. Rob Schafstall explained that the landowner and the previous builder approached the RDC to use the same process as previously. That would relieve the need to search for land or building owner again. There is an approximate location that has been identified, but surveys have not have been completed. Rob Henderson has volunteered to consult with Richard, Krista, and Rob Schafstall to complete the process. Cheryl Morphew sat in the audience and identified the Franklin Business Park (70 acre parcel) as the location for the building. Fred and Charlotte Linville were present. Cheryl stated that there have been 16 leads this year for existing buildings 50,000-250,000 square feet. Danny Vaught asked how many buildings are currently available in that range. Cheryl identified 19 shell buildings in the state. There are only two that would likely compete with ours. Mayor McGuinness asked for approval to move forward with the preliminary work that needs to be completed prior to an economic development agreement. The commission was in agreement to move forward.

Rob Henderson clarified that the project will be about 11-12 acres, not all 70 acres.

55 W. Madison Street – Old Post Brewpub Update

Rob Schafstall stated that Phil Warrenburgh is waiting for loan approval. It would require the RDC to drop the life insurance requirement and subordinate the mortgage. Rob will update the commission when he knows more. The end of June 2016 is the deadline for completion of this project.

Other Business

Financials were presented.

Public Comment and Announcements

Mayor McGuinness announced the public meeting regarding the Jeff Street Public meeting on April 27th at 6:00 p.m. at Beeson Hall. Janice Bulman announced a chamber event Thursday. Tara announced Farmers Market and Strawberries on the Square.

There being no further business, the meeting was adjourned at 8:38 a.m.

Respectfully submitted this 17th day of May, 2016.

Bob Heuchan, President

BJ Deppe, Secretary